



**Zoning Information - A-1, A-2, E-1, E-2, E-3, & R-1 Zones (S.B.M.C. §28.15 Excerpt)**

<b>STANDARD</b>	<b>REQUIREMENT</b>
<b>Distance Between Main Buildings</b>	20 feet
<b>Lot Area for Newly Created Lots.</b>	A-1 ... 43,560 square feet + Slope Density A-2 ... 25,000 square feet + Slope Density E-1 ... 15,000 square feet + Slope Density E-2 ... 10,000 square feet + Slope Density E-3 ..... 7,500 square feet + Slope Density R-1 ..... 6,000 square feet + Slope Density <i>See below for an explanation of Slope Density</i> Newly created lots must also conform to the General Plan density. Please refer to the General Plan Land Use Map, and consult with Planning Staff for more information.
<b>Lot Frontage for Newly Created Lots</b>	A-1 ..... 100 feet A-2 ..... 100 feet E-1 ..... 90 feet E-2 ..... 75 feet E-3 ..... 60 feet R-1 ..... 60 feet
<b>Off-street Parking Spaces</b>	2 covered (in either a garage or carport)
<b>Minimum Residential Unit Size</b>	400 square feet
<b>Solar Access Ordinance Applies?</b>	Yes, see Solar Access handout.

**SLOPE DENSITY:** With the exception of those parcels having frontage on the Pacific Ocean, the minimum lot areas specified above shall be increased as follows:

<b>Average Slope of Entire Parcel</b>	<b>Increase in Minimum Lot Size</b>
0.000-9.999%	No increase in minimum lot size
10.000-20.000%	1.5 times minimum lot size
20.001-30.000%	2 times minimum lot size
30+%	3 times minimum lot size